

**ROSS TOWNSHIP
PLANNING COMMISSION
MINUTES
April 27, 2009**

CALL TO ORDER/PLEDGE

Chairperson Lauderdale called the regularly scheduled meeting of the Ross Township Planning Commission to order at approximately 7:00 P.M. at the Ross Township Hall.

ROLL CALL

Those present were: Jim Lauderdale
 Robb Blain
 Sandra Kiger
 Jon Scott

Absent were: Russell Fry
 Jeff Price

Also present were: Rebecca Harvey, Planning Consultant
 Bruce Dean, AGS

APPROVAL OF AGENDA

Lauderdale asked that the site plan amendment for the Sherman Lake Y Camp be added under new business. On motion by Blain seconded by Kiger the agenda was unanimously approved, as amended.

APPROVAL OF PRIOR MEETING MINUTES: **March 23, 2009**

On motion by Blain seconded by Kiger the minutes of **03/23/2009** were unanimously approved.

PUBLIC COMMENTS on non-agenda items - None

NEW BUSINESS

- 1) Sherman Lake YMCA – Site Plan amendment for addition of tack area and covered wash bay to existing horse barn.**

Lauderdale introduced the request and Dean summarized the report dated 04-21-2009, noting the following:

- The drawing presented is a reduction of the September 2007 site plan drawings; therefore, the scale is inaccurate. Waiver of the scale is recommended.
- The parking requirements were deemed to have been met in September 2007, and the proposed additions will not impact the need for parking.
- The applicant should verify that the additions would not create fire or safety hazards.

Luke Austenfeld was present on behalf of the Sherman Lake YMCA. He confirmed that the room addition would be used to store tack for horses, and that this activity would not create any fire or safety hazards.

Lauderdale stated that Section 9.94(A) requires the minimum scale, and waiver is permitted per Section 9.94(T).

Scott moved that based on the limited scope and impact of the project, the requirement for the scale be waived. Blain seconded, and the motion was unanimously approved.

Scott moved that the site plan amendment for the proposed addition be approved based on compliance with the criteria of Section 9.96(B). Blain seconded, and the motion was unanimously approved.

UNFINISHED BUSINESS

1) Master Plan text amendments

Harvey described changes to the March 23, 2009 document, which have been made based on further review with the Township Attorney.

There was discussion and explanation regarding the document, which has been drafted to reconcile the Master Plan with the Zoning Ordinance.

Blain moved that the document be approved for publication and distribution to adjoining communities in compliance with the Zoning Enabling Act. Kiger seconded, and the motion was unanimously approved.

2) Draft Annual Report

Lauderdale led a review of the revised document titled "Ross Township Planning Commission (PC) Annual Report for Fiscal Year 2008-2009".

Scott expressed his appreciation for the report, stating that from a Township Board member perspective he finds it very useful and informative.

Blain moved that the report be accepted in the form presented and that it be forwarded to the Township Board. Kiger seconded and the motion was unanimously approved.

REPORT FROM TOWNSHIP BOARD

Scott stated that the Township Board has acted to authorize payment to Planning Commissioners who attend a meeting, which is subsequently cancelled based on the lack of a quorum. The Board has also discussed the number of members on the PC as it may relate to attendance and participation.

There was discussion of the appropriate number of members and the basis for determination of a quorum. Based on present composition, 4 out of 7 members is required to achieve a quorum.

REPORT FROM ZONING BOARD OF APPEALS – no meeting in April 2009.

MEMBERS, CONSULTANTS AND ADVISORS TIME

Scott stated that he has been impressed with the output of the PC over the past year.

Dean reported that a recent applicant would not be permitted to relocate an outdoor advertising sign along M-89. The denial of the request is based on changes to the sign ordinance effective in September 2008.

ADJOURN

On motion by Blain seconded by Scott and unanimously approved, the meeting was adjourned.

Respectfully submitted,

Bruce Dean, AGS